



City of Columbus  
Mayor Michael B. Coleman

## Department of Development

Boyce Safford III, Director

### DOWNTOWN COMMISSION RESULTS

**Tuesday, March 23, 2010**

**8:30 AM**

**Planning Division**

**109 N. Front Street, Large Conference Room**

#### Office of the Director

50 W. Gay St.  
Columbus, Ohio 43215-9040  
(614) 645-8591  
(614) 645-6245 (FAX)

#### Planning Division

109 N. Front St.  
Columbus, Ohio 43215-9030  
(614) 645-8664  
(614) 645-1483 (FAX)

#### Downtown Commission

Daniel J. Thomas (Staff)  
Urban Design Manager  
(614) 645-8404  
djthomas@columbus.gov

- I. **In attendance:** Robert Loversidge (acting chair), Kyle Katz, Mike Lusk, Jana Maniace, Danni Palmore  
**Absent** Stephen Wittmann (Chair), Otto Beatty, Jr. (Vice-chair)
- II. **Approval of the February 23, 2010 Downtown Commission Meeting Results**  
The February Minutes were approved (5-0)
- III. **Presentation of status of Prior Approval with Condition**

#### 1 395-09

##### **Columbus Commons Project (Columbus City Center)**

**Applicant:** Moody Nolan Inc., Jay Boone

**Property Owner:** Capitol South Community Urban Redevelopment Corp.

**Design Professional:** EDGE Group

**Construction / Demolition:** Corna Kokosing

**Zoning:** DD (Core Sub-District)

##### **Request:**

Report on status of area withheld Certificate of Appropriateness.

*At the November 24, 2009 hearing the Downtown Commission reviewed this application and granted a Certificate of Appropriateness for the construction of a nine acre park with the exception of the eastern concrete staging.*

##### **Discussion**

The owner of 175 S. Third St. had been approached but was unable or unwilling to participate in a higher level of improvements. Operation of the Commons will necessitate the use of staging area. This concrete platform will be partially obscured by a hedge. The Commission felt that the applicant had done what they had been asked to do.

##### **Results**

Allow construction to occur as had been originally submitted. Remove prior condition. (5-0).

## IV. Applications for Certificate of Appropriateness

### 2. 410-10

**Apartments – 369 Gay Street (SE Corner of Grant & Gay)**

**Applicant:** The Daimler Group, Inc. – Bob White, Jr.

**Property Owner:** Benua Heirs Partnership

**Design Professional:** - Moody Nolan

**Zoning:** DD (No Sub-District)

**Request:**

Certificate of Appropriateness for a new seven story apartment building. The building will have about 56 units and be 65,000 square feet. CC3359.27(D)3)

*This project was given conceptual review at the February 2010 Downtown Commission meeting.*

**Discussion**

Submission viewed as inadequate for the purpose of granting final approval. Materials were brought in. New drawings based upon input from the last presentation. The applicant is working towards construction documents. The one current design is simplified from prior submissions. In addressing the Commission's input the entrance has been moved to the corner. This also includes large vertical signage. Supergraphics, by students, will be used on the Grant Street façade, although its nature is not totally defined.

Questions were raised about the articulation of the brick. It was suggested that there be depth to the window treatment. Questions were raised about the lack of site plan, elevations making determination difficult. No streetscape improvements were shown. Questions were raised about parking and about time frame. The applicant said that their intent was to begin sometime in May.

The Commission said that there is no intent to stop the project, but they were obligated to review an adequate submission, things that would be required as one approaches permitting anyway (i.e. ,design development). Financing is being arraigned and there are contractual obligations. A fall state for students is intended. The Commission will not issue demotion apart from the Certificate for the apartment. Currently the existing apartments are occupied so notification must still go out.

**Result**

Tabled. Willingness to have a smaller group (committee) advice on final submission (Katz, Lusk, Maniace)

### 3 413-10

**Streetscape – Improvements High Street at the Lazarus Building**

**Applicant:** Richard McBride, The EDGE Group

**Property Owner:** Columbus Downtown Development Corporation

**Design Professional:** Richard McBride, The EDGE Group

**Zoning:** DD (Core-District)

**Request:**

Certificate of Appropriateness for streetscape improvements. CC3359.27(D)3) 3359.27(G)

*The Downtown Commission has been involved with the reuse of the Lazarus Building since 2005 (181-05). Recent cases included removal of the bridge to City Center (July 2008) and façade restoration (334-08 in October 2008). Some of the discussion at that time centered around the Commission's desire to enliven this stretch of High Street.*

### **Discussion**

The plantings must be above ground because of the vaults that extend out from the Lazarus Building. New tinted colored concrete will be laid down. There will be a rhythm of tree ornamental pear trees. New downtown city standard street lighting will be installed – both pedestrian and taller. The plan anticipates retail, including outdoor seating and tables.

There was discussion about the amount of trees, but it was agreed that because of the commercial nature of the proposed uses that the amount of trees should not interfere with visual contact to the stores. Approval of the dark blue awnings was asked for, as was a return of the larger F & R Lazarus sign (raised metal letters) such is also on the west façade. There were questions about signage on the awnings and on the windows – design and visibility.

### **Results**

Move to approve the bulk of the project with the exception of the storefront graphics. Bring a sample the signage of the first retail project for approval. (5-0)

## **4 414 - 10**

### **Storefront renovations – 51 & 53 E. Gay Street**

**Applicant:** Thomas J. Fortin

**Property Owner:** DeMond Investments, LLC

**Zoning:** DD (Core-District)

### **Request:**

Certificate of Appropriateness for storefront renovation. CC3359.27(D)3)

*Applicant could not attend and requested that this case be carried over to April.*

## **5 415-10**

### **600 E. Long Street. (Corner of E. Long and Jefferson)**

**Applicant:** Germain Motor Company

**Property Owner:** Columbus Motor Car Company, Inc.

**Attorney:** Jeffrey L. Brown, Smith & Hale **Design Professional:** John Oney, Architectural Alliance

**Zoning:** DD (No Sub-District)

### **Request:**

Certificate of Appropriateness to install accessory parking and to demolish remaining buildings. CC3359.27(D)3), CC3359.15

*Demolition of the Cadillac dealership on the corner of Long and Jefferson was granted by the Commission in February 2009 (342-09).*

**Discussion**

Both parking applications (415-10 and 416-10) are for Columbus State so they will largely be viewed together.

Columbus State Community College has seen tremendous growth in the last number of years. The Germain property will contain about 280 parking spaces and will be leased to Columbus State. The service building and old retaining wall will be demolished and the site leveled. It was intended that fence and landscaping to downtown development standard be installed. A Columbus State entry monument sign on the corner of Long and Jefferson is also anticipated. Lighting was not shown, but will be provided as per City requirements as will traffic access. Nature of public or private nature of the alleys was discussed.

**Results**

Approval subject to revised drawings showing coordination with Columbus State Community College in terms of layout, landscaping, lighting and perimeter treatment. Forward revised plan to the Commission for acknowledgement..Approval to demolish existing structures tied to commitment that the project will move forward. (4-0-1) Katz recusing

**6 416-10****Columbus State Community College**

**Applicant:** Korda / Nemeth Engineering Daniel Biru

**Property Owner:** Columbus State Community College

**Design Professional:** Korda / Nemeth Engineering EDGE Group Landscape Architecture

**Zoning:** DD (not located within a special sub-district)

**Request:**

Certificate of Appropriateness to install accessory parking for three surfaces CC3359.27(D)1), 3)

- Site A consists of two proposed surfaces in the vicinity of the southwest corner of E. Spring Street and Jefferson Ave.
- Site B consists of a single lot at the northwest corner N. Grant Ave. and Grove St.

**Discussion**

Questions were brought up about the perimeter treatment. Site compliance with the city has already occurred. Fencing was not planned because the college typically uses hedges and trees and anticipated using that here. The question was raised about the timing of projects. Columbus State is committed to be good neighbors. Discussion occurred about adding landscaped islands on the left side of 11<sup>th</sup>.

Questions occurred about the nature of the proposed parking lot on the corner of N. Grant and Grove St. and Y. There is a special nature of this lot in that it is occasionally used for helicopters from Grant Hospital.

**Results**

Approval subject to revised drawings showing coordination with Columbus Motor Car Company in terms of layout, landscaping, lighting and perimeter treatment. Forward revised plans to the Commission for acknowledgement. (4-0-1) Katz recusing.

**7 417-10**

**Abbott fence around the perimeter of block bound by Mt Vernon Ave., Neilston Ave., Buckingham St. and Sixth St. - 380 Neilston Street and 460 Neilston Street**

**Applicant:** Korda / Nemeth Engineering Daniel Biru

**Property Owner:** Abbott Manufacturing

**Design Professional:** : Korda / Nemeth Engineering

**Zoning:** DD (not located within a special sub-district)

**Request:**

Certificate of Appropriateness to make install a chain link fence around the perimeter of block bound by Mt Vernon Ave., Neilston Ave., Buckingham St. and Sixth St. Project also includes the installation of a new sidewalk down the western side of Sixth St. (from Mt. Vernon to Buckingham) *The proposed fence will be roughly half a mile in perimeter* CC3359.27(D)3)

**Discussion**

Abbott Manufacturing wishes to fence in the entire block because of issues of security (there are break-ins to the trailers parked at the northern end of the site) and liability with people (particularly Columbus State students) crossing a rubble strewn field. Abbott is willing to finance an ADA compliant sidewalk along 6<sup>th</sup> St. from X to Buckingham.

The Commissioners had a hard time with a chain link fence much less than a one with barbed wire. They thought that the fence would be particularly hostile to new National Church residences. They wondered if only a portion of the site need be fenced, or if its treatment could be varied. They also wondered about the long range use of the site. Questions were brought up about lighting. It was suggested that some of the money used for the fence be used to improve the site. It was also suggested that some landscaping be added.

The Commission wondered about the legal status of parked trailers in downtown and of surface treatment requirements (gravel?). The Commission acknowledged that Abbott was an important part of downtown and was eager to come up with a solution. The applicant wanted to know if they could bounce some idea off of the Commissioners before the next meeting.

**Results**

Tabled

**8 418-10**

**The Commons at Buckingham, 328 Buckingham St.**

**Applicant:** Columbus Sign Company Jared Adkins

**Property Owner:** National Church Residences

**Design Professional:** Columbus Sign Company

**Zoning:** DD (not located within a special sub-district)

**Request:**

Certificate of Appropriateness for monument sign. CC3359.27(D)3), CC3359.11

The Commons at Buckingham, a 100 SRO unit residence ,was approved by the Downtown

Commission in October of 2008. A condition of approval at that time was *that any additional signage and/or graphics be reviewed and approved by the Downtown Commission.*

**Discussion**

Questions concerning the location of the sign and status of brick backing.

**Results**

Approved (5-0)

**V. Certificate of Appropriateness application for Advertising Murals:**

**9 419-10**

**Nationwide-Advertising Mural – 110 N. Third Street**

**Applicant:** Orange Barrel Media

**Property Owner:** Connexions Lofts Condominium Association

**Design Professional:** Orange Barrel Media

**Zoning:** DD (Core Sub-District)

**Request:**

Design review and approval for installation of an advertising mural to be located on the north elevation at 110 N. Front Street. Proposed mural – Nationwide Insurance – “World’s Greatest Spokesperson in the World”. The Downtown Commission has previously approved murals at this location, the latest being for 5<sup>th</sup> / 3<sup>rd</sup> Bank.

**Dimensions of mural:** 25.5’W x 81’H

**Estimated total cost of project:** \$20,000

**Term of installation:** 9 months (to December 31, 2010)

**Area of mural:** 2065.5 sf

**Approximate % of area that is text:** 8%

**Discussion**

An alternative was to use a dimensional phone cord. There were some questions regarding the repetitiveness of the Nationwide logo. Ms. Maniace found the design very creative but was opposed to ad murals on this building.

**Results**

Approved (4-1) Maniace

**10. 154 N. Third St. - Value City**

**Property Owner:** JLP 150-158 N. Third LLC c/o Schottenstein Prop. Group

**Design Professional:** Value City / American Signature (internal design)

**Zoning:** DD (Core Sub-District)

**Request:**

Design review and approval for installation of an advertising mural to be located on the south elevation at 154 N. Third Street. Proposed mural – Value City “Nice Legs”. Brackets mounted to building

**Dimensions of mural:** 20'W x 45'H

**Estimated total cost of project:** \$20,000

**Area of mural:** 900 sf

**Approximate % of area that is text:** 8%

#### **Discussion**

This location has had ad murals in the past. The upper floors are currently vacant. Maniace did not like the fact that windows were being covered. The Commissioner suggested that the mural be slightly reduced in width to align with brick alterations. When asked about the term

#### **Results**

Approved with conditions that be reduced slightly. (4-1) Maniace

### **11. 420-10**

#### **60 E. Long St. - Arby's Advertising Mural**

**Applicant:** Clear Channel Outdoor

**Property Owner:** Long Street Garage LLC

**Design Professional:** Clear Channel Outdoor

**Zoning:** DD (Core Sub-District)

**Request:** Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation at 60 E. Long St. Proposed mural – Arby's The Downtown Commission has previously approved murals at this location, including the Maker's Mark, Michael Redd Foundation and The Columbus Museum of Art. CC3359.27(D)3) CC3359.11(7).

**Dimensions of mural:** 37'H x 184'W

**Term of installment:** Beginning April 1, 2010 for 12 weeks.

**Area of mural:** 6808.5 sf

**Approximate % of area that is text:** 4.8%

#### **Discussion / Results**

The Commission had difficulty with this proposal. It was entirely too busy had too much advertising. A counter proposal was electronically sent and the Commission worked with the applicant discussing what elements might be acceptable upon resubmission.

### **VI. Business / Discussion**

- Business meetings – time and place

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**